

What is a RM Zone?

The Multiple-Family Residential zone applies to areas served by streets, public improvements and services designed to sustain multiple residential developments. The RM zone is designed to allow various density ranges (determined by the deciding body) depending on the particular characteristics of specific parcels, surrounding uses and project designs.

How can I find out the zoning requirements for my property?

You may contact the Town of Los Gatos Community Development Department. Please supply the following information:

- Street address
- Nearest cross street
- Assessor's Parcel Number (APN number) if available

What are the permitted uses in a RM zone?

The following uses are permitted in a RM zone:

- Single-family dwelling
- Two-family dwelling
- Small family day care home
- Residential care facility, small family home
- Multiple Family Dwellings and Condominiums (require Conditional Use Permits)

*Additional uses may be allowed if a **Conditional Use Permit (CUP)** is approved. Please contact the Community Development Department for further information.

Are there any location restrictions for buildings and courts?

Yes, the minimum distance between main buildings is 24'. There must be a minimum of 40' between any main building wall that contains living room windows and any other main building wall.

Courts must have minimum 20' between opposing walls. If one of the opposing walls contains:

- a) Living room windows, the minimum distances is 40'
- b) Bedroom windows, the minimum distance is 24'

What are the RM lot sizes?

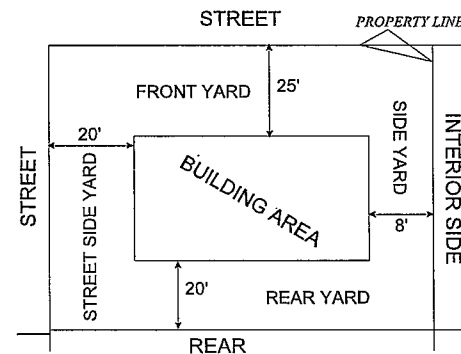
The minimum lot width and lot area in a RM zone shall be the following:

Minimum lot width	60'
Minimum lot area	8,000 S.F.

What are the minimum front, side, and rear yard setback requirements?

Front	25'
Side, single-family and two family-dwellings	8'
Side, multiple family dwellings.....	10'
If the wall facing the side yard contains:	
Bedroom windows	12'
Living room windows	20'
Street side	20'
Rear	20'

Example of setbacks for single-family or two family lots:



What are the height requirements for buildings?

The maximum height of a principle building in the RM zone is 30' (measured from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point of the roof edge, wall, parapet, mansard, or other point directly above that grade). If a building has cellar parking the maximum height is 35'.

Note: The maximum height for accessory buildings is 15' (measured from the natural or finished grade, whichever is lower and creates a lower profile). Please contact the Community Development Department for further information.

How much of my lot can I cover with buildings?

The maximum building coverage in a RM zone including any type of accessory building is 40%.

Are there any density requirements in RM zones?

Yes, properties in RM zones must have one of the following density ranges:

RM:5-12 (5 to 12 dwelling units per net acre)
RM:5-20 (5 to 20 dwelling units per net acre)

Note: Project densities shall be determined by the deciding body when the Conditional Use Permit (CUP) is considered. Please contact the Community Development Department for further information.

What are recreational open space requirements?

Other than residential condominiums, multiple-family dwellings must provide 200 S.F. of total open space area usable for outdoor activities. This area is in addition to required yards and is a minimum requirement. This area shall be composed of private area, community areas or both, and may be in the form of balconies or decks, as determined by the deciding body. Any areas intended to serve as private open space shall be screened for privacy of the occupant. Please contact the Community Development Department for more information.

Other requirements?

Some properties that are zoned RM have a Planned Development (PD) overlay zone. If your property is zoned RM:5-12-PD or RM:5-20-PD, please contact the Community Development Department for further information about Planned Development requirements.

For answers to other questions on topics such as Floor Area Ratio (FAR), parking requirements, driveway requirements, or architectural requirements, you may contact the Community Development Department.

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